

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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June 22, 2009

Signature on File

TO: Mr. Charles Neely, Principal
Cypress Bay High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 1215C

For Custodial Supervisor Use Only

- Custodial Issues Addressed
- Custodial Issues Not Addressed
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On April 22, 2009 I conducted a follow-up assessment Portable 1215C at **Cypress Bay High School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on October 17, 2008. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-1900.

cc: Dr. Verda Farrow, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston A. Henry, Supervisor, Risk Management
Gerry Usallan, Project Manager, Facilities and Construction Management
Ralph Eckhardt, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 3623

Cypress Bay High School

Evaluation Requested March 17, 2009

Time of Day 2:35 pm

Evaluation Date April 22, 2009

Outdoor Conditions Temperature 83 Relative Humidity 32.1 Ambient CO2 406

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-1215C	66	72 - 78	42.5	30% - 60%	633	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	3 x 15 Panel		No	No	None		
Wall Type	Wood Veneer		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Temperature was low at the time of the assessment
- Dust build up on environmental surfaces due to excessive clutter

Recommendations:

Site Based Maintenance:

- Thoroughly clean environmental surfaces throughout the room. Encourage occupant to reduce clutter to assist custodial staff with their cleaning efforts.
- Adjust thermostat to increase temperature
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate